

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
April 9, 2012

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 5:30 PM

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Robert J. Saiia (arrived late), Nathan J. Lockwood (arrived late), Marion M. Benson

Mr. Bakaysa opened meeting to discuss Proposed Solar Bylaw that will be presented through the Warrant for the May 5, 2012 Town Meeting. Members were previously presented with a data book containing the proposed bylaw and a bylaw entered for the warrant by petitioners. The notebook further contained memorandums, letters and electronic mails from the abutters to the project entitled EPG Solar.

Board members present had no major issues with the bylaw as written. Questions were mainly as to printing deadline, etc.

Chair closed above portion of the meeting at 5:55 PM, Motion, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr.

6:00 PM- INFORMATION MEETING, New England Farms, 134 Leominster Shirley Road- See separate minutes
7:15 PM- PUBLIC HEARING, Warrant Zoning Article for May 5th Town Meeting- See separate minutes

MINUTES – APPROVAL:

3-8-12 Motion, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr.
3-12-12 Motion Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr.
3-12-12 New England Farms Information Meeting, Motion, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr.
3-26-12 EPG Information Meeting, Motion, Mr. Bodkin Jr., Second, Mr. Saiia
3-26-12, Motion, Mr. Bodkin Jr., Second, Mr. Saiia
3-28-12, Motion, Mr. Bodkin Jr., Second, Mr. Lockwood

NOTICES & COMMUNICATIONS: MRPC Traffic Count Request- Correspondence received from MRPC noting planned traffic counts. In addition to those planned by MRPC, Ms. Benson has submitted a request for Leominster-Shirley Road and Pioneer Drive.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Sprint Spectrum, 2005 Massachusetts Avenue- Incomplete at this time - Planning Office awaiting additional information.
Verizon Wireless, 621 Chase Road- Completed – Findings and Determination issued. Special Permit Modification not required.

OLD BUSINESS:

263 Elmwood Road- Noted Incident Report issued by Lunenburg Fire Department in 2010 in which they cleared the site.
May 5, 2012 Town Meeting- Chair Bakaysa to present Zoning Article.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom, 10 Lakefront- Construction continues on villas.

Tri Town Landing, Youngs Road- Meeting held April 4th to discuss water supply issue for the 3rd building.

MEETING SCHEDULE:

April 23- Planning Board Meeting, Ritter Memorial Building

May 5 – 8:30 AM, Planning Board Meeting, Lunenburg High School Cafeteria

May 14- Planning Board Meeting, Town Hall

May 21- tentative - Master Planning Workshop, Ritter Memorial Building – meeting will include Findings and Determination for EPG Solar.

ADJOURNMENT: Motion, Mr. Saiia, Second, Ms. Bilotta-Simeone, Motion passed. Adjourned 9:00 PM.